

**Z2018290**

**FIELD NOTES  
FOR  
A 16.21 ACRE TRACT**



A **16.21 acre tract** of land located in the Gertrudes Rodriguez Survey No. 132, Abstract No. 610, Bexar County, Texas and being out of the remaining portion of the 443.91 acre tract, New City Block 15826, conveyed to Neighborhood Revitalization Initiative, Ltd., A Texas Limited Partnership of record in Volume 9513 Page 1815 of the Official Public Records of Bexar County, Texas, proposed Unit 9, this day called and being more particularly described by metes and bounds as follows:

**BEGINNING** at set  $\frac{1}{2}$ " iron rod with a blue plastic cap stamped "KFW Surveying" in the southeast right-of-way line of Eisenhower Road, a 120 foot right-of-way, for the northeast corner of Lot 1, Block 10, N.C.B. 15826 of the Northeast Crossing Commercial, a plat of record in Volume 9660 Page 148 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of the remaining portion of the 443.91 acre tract, the proposed Unit 9 and the tract described herein;

**THENCE:** Along and with the southeast right-of-way line of Eisenhower Road, the northwest line of the remaining portion of the 443.91 acre tract and the proposed Unit 9 with the curve to the left an arc length of **664.59 feet**, having a radius of **2158.51 feet**, a delta angle of **17° 38' 28"** and a chord bears **N 65° 47' 52" E**, a distance of **661.97 feet**, to a set  $\frac{1}{2}$ " iron rod with blue plastic cap stamped "KFW Surveying" for the northwest corner of the cutback line of Tranquil Dawn, a variable width right-of-way, the northeast corner of the remaining portion of the 443.91 acre tract, the proposed Unit 9, and the tract described herein;

**THENCE:** **S 79° 27' 02" E**, along and with cutback line of Tranquil Dawn, a distance of **35.54 feet** to a set  $\frac{1}{2}$ " iron rod with a blue plastic cap stamped "KFW Surveying" for the southeast corner of the cutback of Tranquil Dawn, an exterior corner of the remaining portion of the 443.91 acre tract, the proposed Unit 9 and the tract described herein;

**THENCE:** Along and with the southwest right-of-way line of Tranquil Dawn and the northeast lines of the remaining portion of the 443.91 acre tract, and the proposed Unit 9 the following three (3) courses:

- 1) **S 34° 27' 02" E**, a distance of **133.83 feet** to a set  $\frac{1}{2}$ " iron rod with a blue plastic cap stamped "KFW Surveying" for a point of curvature to the left of Tranquil Dawn, the remaining portion of the 443.91 acre tract, the proposed Unit 9 and the tract described herein,
- 2) With the curve to the left an arc length of **65.57 feet**, having a radius of **211.00 feet**, a delta angle of **17° 48' 15"** and a chord bears **S 43° 21' 10" E**, a distance of **65.30 feet**, to a set  $\frac{1}{2}$ " iron rod with blue plastic cap stamped "KFW Surveying" for a point of tangency of Tranquil Dawn, the remaining portion of the 443.91 tract, the proposed Unit 9 and the tract described herein, and
- 3) **S 52° 15' 18" E**, a distance of **7.08 feet** to a set  $\frac{1}{2}$ " iron rod with a blue plastic cap stamped "KFW Surveying" for the northwest corner of Lot 1, Block 7 of the Northeast Crossing 8A, PH. 1, a subdivision plat of record in Volume 9684 Page 197 of the Deed and Plat Records of Bexar County, Texas, an exterior corner of the remaining portion of the 443.91 acre tract, the proposed Unit 9 and the tract described herein;

**THENCE:** **S 43° 50' 56" W**, along and with the northwest line of Lot 1, a distance of **120.39 feet** to a set  $\frac{1}{2}$ " iron rod with a blue plastic cap stamped "KFW Surveying" for the southwest corner of Lot 1, an interior corner of the remaining portion of the 443.91 acre tract, the proposed Unit 9 and the tract described herein;

**THENCE:** Along and with the southwest lines of Lots 1 through 13, Block 7, the northeast lines of the remaining portion of the 443.91 acre tract, the proposed Unit 9 and the tract described herein, the following three (3) courses:

- 1) **S 51° 18' 08" E**, a distance of **135.55 feet** to a set ½" iron rod with blue plastic cap Stamped "KFW Surveying" for southeast corner of Lot 3, the southwest corner of Lot 4, an angle point of the remaining portion of the 443.91 acre tract, the proposed Unit 9 and the tract described herein,
- 2) **S 46° 09' 04" E**, a distance of **346.04 feet** to a set ½" iron rod with blue plastic cap Stamped "KFW Surveying" for an angle point of Lot 11, the remaining portion of the 443.91 acre tract, the proposed Unit 9, and the tract described herein, and
- 3) **S 71° 13' 03" E**, a distance of **153.49 feet** to a set ½" iron rod with blue plastic cap Stamped "KFW Surveying" in a northwest line of Lot 901, for the southeast corner of Lot 13, and an exterior corner of the remaining portion of the 443.91 acre tract, the proposed Unit 9, and the tract described herein;

**THENCE:** Along and with the northwest lines of Lot 901, Block 7 and Lot 905, Block 36 of the Northeast Crossing 8A, PH. 2, a subdivision plat of record in Volume 9698 Page 196 of the Deed and Plat Records of Bexar County, Texas, the following three (3) courses:

- 1) **S 51° 37' 09" W**, a distance of **287.45 feet** to a set ½" iron rod with blue plastic cap Stamped "KFW Surveying" for an angle point of Lot 901, the remaining portion of the 443.91 acre tract, the proposed Unit 9, and the tract described herein,
- 2) **S 69° 49' 44" W**, a distance of **781.10 feet** to a set ½" iron rod with blue plastic cap Stamped "KFW Surveying" for an angle point of Lot 905, the remaining portion of the 443.91 acre tract, the proposed Unit 9, and the tract described herein, and
- 3) **S 88° 38' 17" W**, a distance of **59.94 feet** to a set ½" iron rod with blue plastic cap Stamped "KFW Surveying" in the east line of Lot 1, Block 10, for the southwest corner of the remaining portion of the 443.91 acre tract, the proposed Unit 9, and the tract described herein;

**THENCE:** **N 11° 27' 43" W**, along and with the east line of Lot 1 of the Northeast Crossing Commercial, the west line of the remaining portion of the 443.91 acre tract and the proposed Unit 9, a distance of **823.69 feet**, to the **POINT OF BEGINNING**, and containing **16.21 acres**, or 706,219 square feet of land more or less, in the City of San Antonio, Bexar County, Texas, and being described in accordance with an exhibit prepared by KFW Surveying.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Job No.: 12-110  
 Prepared by: KFW SURVEYING  
 Date: July 18, 2018  
 File: S:\Draw 2012\12-110 Northeast Crossing \DOCS\ FN 16.21 AC.docx

*James Janisse*

7/18/18

